



BERGER ENGINEERING AND SURVEYING

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February 7, 2020

Mr. Bruce Flower, Chairman
Town of Wappinger, Planning Board
20 Middlebush Road
Wappingers Falls, NY 12590

Re: Hindu Samaj
Amended Site Plan – New Parking Lot
Site Plan Tax Parcel# 135689-6357-01-022799-0000 (& 003754 House)
3 Brown Road

Dear Chairman Flower and Planning Board Members:

In response to Planning Comments by FP Clark, dated January 31, 2020 and comments at the Planning Board Meeting on February 3, 2020

Landscaping The request to waive the Landscape requirements for parking lots was not granted. Further, both the existing and proposed parking lots are to be developed per Town Code.

Response: The existing lot has 5% green space within the perimeter of the parking lot. The perimeter of the lot was measured to include access drive, parking spaces and aisles and the paved area in front of the building main entrance.

The combination of the proposed and existing parking lot including the existing trees and lawn on the west side of the existing parking lot and new landscape island at the entrance to the parking lot has a green space area of 23%. This exceeds the minimum required 10% of code section 940-96.C(2).

The existing parking lot has 95 parking spaces and 12 deciduous trees within the landscape island and row end. In addition there are 8 white pine trees along the west side of the parking lot and a thick tree line along the east side.

The combination of the proposed and modified existing parking lot will have 124 spaces. One shade tree per 6 spaces is required for a total of 21 shade trees. Four additional deciduous trees and two additional coniferous trees are proposed. The existing white pines and east side tree line will remain. The total proposed and remaining deciduous trees within the parking lot perimeter is 16. Adding the existing white pines the total number of trees within the parking perimeter is 24 trees. While white pines are not considered shade trees, these mature trees on the west side of the parking lot will provide shade. Therefore, the total number of trees that provide shade meets the minimum required number of shade trees per code section 940-96.C(2)(c) Considering the existing deciduous trees along the eastern perimeter, the number of deciduous trees would exceed 21.

The proposed and existing slopes and size of existing trees limits the locations for tree planting. The existing refuse enclosure is poured concrete with heavy duty solid gates.

In response to the Engineering Comments by CPL, dated January 29, 2020:

General

1. New entrance configuration
Response: The entrance has been revised to align the curb line from the east side to the west side.
2. traffic pattern
Response: No further comments received
3. Highway Superintendent letter
Response: Letter from Superintendent will be requested prior to submitting plans for signature. The Highway Superintendent has visited the site and found the proposed location acceptable. He requested inquiries be made into having the guy pole moved back from the proposed curb. The pole is co-owned by Central Hudson and Verizon. Central Hudson has been contacted and they are planning on abandoning the pole. Verizon has been contacted and are considering the options for the pole.

Enclosures (19 copies of each):

- Proposed Tree Plan, dated 2/7/20
- Plan Sheet 2, "Site Plan, Sign Plans and Lighting Plan", revised 2/7/20

Enclosures (1 copy)

- CD with PDFS

If you have any questions, please contact me.

Sincerely,

Michele Zerfas

Michele Zerfas, P.E.

Cc: Hindu Samaj (Ram Sajnani by email)